

**PB# 97-15**

**NW COACH DINER**

**49-1-1.1 & 1.2**

97 - 15 NEW WINDSOR COACH DINER  
RT. 32 (MYLONAS) ADDITION

Approved 6/4/97/

New Windsor, N.Y. 12553

555 Union Ave.

Town Hall

Planning Board

DATE April 18, 1997 RECEIPT NUMBER 97-15

RECEIVED FROM New Windsor Coach Dinner Corp.

Address 351 Route 32 - New Windsor, N.Y. 12553

Seven Hundred Fifty 00/100 DOLLARS \$750.00

FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK	#3604	
BALANCE DUE	0		MONEY ORDER		

By Dorothy H. Hansen  
Town Clerk

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

16262

Received from New Windsor Coach Dinner Corp. \$ 100.00

One Hundred and 00/100 DOLLARS

For Planning Board Application Fee #97-15

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK #3603</u>		<u>\$100.00</u>

By Dorothy H. Hansen  
Town Clerk

TITLE

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

16342

Received from New Windsor Coach Dinner Corp. \$ 100.00

One Hundred 00/100 DOLLARS

For P.B. # 97-15

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>ck # 3632</u>		<u>100.00</u>

By Dorothy H. Hansen  
Town Clerk

TITLE

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12553

General Receipt

16262

April 18 19 97

Received from

New Windsor Coach Diner Corp. \$ 100.00

One Hundred and 00/100

DOLLARS

For

Planning Board Application Fee #97-15

DISTRIBUTION:

FUND	CODE	AMOUNT
CK # 3603		\$100.00

By

Dorothy H. Hansen

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12553

General Receipt

16342

May 19 1997

Received from

New Windsor Coach Diner Corp. \$ 100.00

One Hundred 00/100

DOLLARS

For

P.B. # 97-15

DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 3632		100.00

By

Dorothy H. Hansen

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

152.70  
 600

NEW WINDSOR COACH DINER AMENDED SITE PLAN (97-15) ROUTE 32

Mr. Chris Mylonas and Mr. James Mylonas appeared before the board for this proposal.

MR. CHRIS MYLONAS: Ladies and gentlemen, my name is Chris, this is my dad, Jimmy, we have submitted a site plan for approval and we're looking for renovations for the restaurant.

(Whereupon, Mr. Dubaldi entered the room.)

MR. MYLONAS: I have a few plans I can show you.

MR. LANDER: Now, Chris, this proposed addition is to the front?

MR. CHRIS MYLONAS: We want to square off the building where the vestibule is, we want to square it off but the gentleman in the company which I'm getting is PMC Diners, they re-modeled me ten years ago, they have done a lot of work, they are a company, they are not just a local builder, the work is insured a hundred percent.

MR. LUCAS: Most of it is built off-site?

MR. CHRIS MYLONAS: This one piece that I want to put in the front to square it off, it's going to be one pre-fab modular unit.

MR. LANDER: Bring it in and set it on your foundation?

MR. CHRIS MYLONAS: Yes.

MR. PETRO: Do you want to do something with bathrooms also?

MR. CHRIS MYLONAS: Yes, back here, handicapped restrooms we're planning to do that, that is going inside the building another 2 1/2 feet into the kitchen.

MR. PETRO: Nothing to do with the planning board, I

was just curious.

MR. CHRIS MYLONAS: And put a back door, a new one, right now the back door is here, we want to bring it back here to be inside the building so we can see and it also makes the restrooms bigger.

MR. PETRO: So you'd be moving the steps then?

MR. CHRIS MYLONAS: Yes.

MR. PETRO: Moving it up here?

MR. CHRIS MYLONAS: Moving it up here, that is where it is now.

MR. PETRO: He should show that and reflect that on the plan maybe?

MR. CHRIS MYLONAS: It is.

MR. PETRO: This one here is going to be removed?

MR. CHRIS MYLONAS: No, that is, no, it was back here but it's now I have the old plan.

MR. LUCAS: You don't lose any parking?

MR. CHRIS MYLONAS: No.

MR. PETRO: Gentlemen, what I am talking about, Mike, on the side of the building there's steps going up now to a side entrance that goes in by the bathroom, he is going to remove them and move them forward, that is on the south side there.

MR. LANDER: Kitchen delivery entrance.

MR. PETRO: Where it says emergency exit, that is new on the plan but he should show the old one to be removed so we know what we're doing here, see this is moved forward and it is a concrete structure so unless Mark, do you think that is satisfactory just to show the new one and eliminate the old one?

MR. BABCOCK: Jim, I do, because Mark and I just discussed this, Bobby Rogers has requested this for emergency exit coming out for an extra door coming out that side.

MR. EDSALL: If you want to save the survey cost of measuring exactly where it is, fine, don't show it that way, but maybe put a note on it existing to be removed, you know.

MR. PETRO: That is fine.

MR. JAMES MYLONAS: Across this door, I make a new door.

MR. PETRO: I know what you're doing, there's no problem, just the map should say the old one to be removed going to take it out.

MR. CHRIS MYLONAS: Right there there's a window and here there's windows, these are going to be removed and he is going to put another window here.

MR. PETRO: Back up to the front, are you doing this to comply with code?

MR. EDSALL: ADA.

MR. PETRO: Because I see in the front you're putting ramps also.

MR. CHRIS MYLONAS: For the handicapped.

MR. PETRO: Is that the purpose for this?

MR. CHRIS MYLONAS: Handicapped restrooms and for renovations, yeah.

MR. PETRO: Are you complying with the law under your own, you just want to do that, are you being told?

MR. CHRIS MYLONAS: No, I want to do that, I want to do that.

MR. BABCOCK: When I talked to the applicant at first I

told him that if he leaves the building the way it is, he does not have to conform. If he comes in front of the planning board, if he wants to come in front of the planning board, he must conform.

MR. PETRO: That is my point he's making an addition now he has to conform to the new laws.

MR. BABCOCK: That is correct.

MR. CHRIS MYLONAS: I could have left it the same but it's still very tight, my customers complain that it is very tight getting in and out of the seats back there so I want to make it nicer for my customers. Also now, the addition is here, this is where the wall is now.

MR. PETRO: I see it.

MR. CHRIS MYLONAS: And it's going to go out this way, it's going to be one pre-fabbed modular section.

MR. PETRO: It has no affect on the parking?

MR. EDSALL: I checked the parking calculations and basically, they are losing no parking and they comply with what they have.

MR. PETRO: 31 feet away.

MR. EDSALL: That is not even including the parking spaces out in the right-of-way so they have no parking problem.

MR. LUCAS: We don't have to go through SEQRA either.

MR. EDSALL: No, you're right, this one's a little different. I can explain that if you want. For SEQRA under the new SEQRA regulations, if there's an addition 4,000 square foot or less gross floor area or new building, commercial building 4,000 square foot or less, it can be considered a Type 2 Action which means if you agree that that is what it is, you don't have to do anymore under SEQRA. It's a little different than Mr. Petro's application earlier because that one involved a variance and when a variance is included,



that is specifically excluded.

MR. PETRO: I thought you were just giving me the business.

MR. EDSALL: No, state already did.

MR. LUCAS: If we adopt that, we don't have to ask for SEQRA process.

MR. EDSALL: If you agree that is what it is, that will be the end of the whole process.

MR. PETRO: We're in agreement.

MR. DUBALDI: Yes.

MR. STENT: Yes.

MR. LUCAS: Yes.

MR. PETRO: Basically, we're only looking at this proposed addition.

MR. LUCAS: And the ramp.

MR. LANDER: He's doing that to conform.

MR. PETRO: That is right on top of the sidewalk that is already there.

MR. LUCAS: I don't think we need a public hearing on this either.

MR. LANDER: Chris, the vegetable storage is that back there already?

MR. CHRIS MYLONAS: It's existing.

MR. LANDER: I seen it was, what's there a fence around it or something?

MR. CHRIS MYLONAS: No.

MR. LUCAS: During construction, you'll leave the

stairs there right, change them over here?

MR. CHRIS MYLONAS: Yes, we have a side door here but we're going to close, eventually we'll close for a couple of weeks because they are doing major work inside, the whole face is going to be redone, ceilings, booths, walls, tables, chairs, everything is going to be brand new, everything, and plus I'm doing a lot of work in the kitchen, whole new line in the kitchen.

MR. PETRO: Chris, in the rear of the property, as we do with all the applicants that come to us with property in this zone, we have a problem with the drainage, water drainage.

MR. CHRIS MYLONAS: There is, yes.

MR. PETRO: So we'd like to have an easement if we could to the town, Mark, what 20 feet you say?

MR. EDSALL: 20 feet would be fine.

MR. PETRO: If you'd be willing to grant that and have it put on the plan or is there a problem?

MR. LANDER: I believe there's an easement there to the Town of New Windsor.

MR. BABCOCK: No, we--

MR. EDSALL: If they show 20 foot now at least we'll know it's there.

MR. CHRIS MYLONAS: I don't think it's 20 foot.

MR. EDSALL: If we can get 20.

MR. BABCOCK: It's an easement, it doesn't affect your lot area, it doesn't affect your parking, it doesn't affect anything, we just want to be able to go in there ourselves, clean it if we have to make an easement.

MR. CHRIS MYLONAS: There was a three foot fence, I removed it, chain link fence. In the future, I'd like to put another fence up.

MR. PETRO: You're allowed, just go to the building department to do that, up to six feet.

MR. CHRIS MYLONAS: I don't want to make it that big.

MR. PETRO: Building department, nothing to do with us, so you're not in objection to that, it would also obviously help you also to drain the property so 20 foot but we need to show it on the map.

MR. CHRIS MYLONA: Okay.

MR. STENT: Wouldn't he have to put it in the--

MR. KRIEGER: What?

MR. STENT: The easement, does it have to be recorded or just put it on the plans?

MR. KRIEGER: Put it on the map, first of all, put it on the plan, secondly, I would defer to the town attorney whether they want to have a recordable easement or not, that is a separate document.

MR. EDSALL: Jim, for simplicity, it looks as if we are going ahead with some drainage improvements in the area, we're going to have to get easements, the whole route, maybe as a condition of the site plan they can commit to giving us the easement, that way we can get the paperwork straightened out.

MR. PETRO: Not subject to the stamp?

MR. EDSALL: Just show it on the plan.

MR. PETRO: You're making a verbal commitment.

MR. CHRIS MYLONAS: I will.

MR. KRIEGER: Then they are locked in for the future.

MR. PETRO: Mark, he put it on the plan, what I am saying as far as the formal easement paperwork we're going to have to prepare them for the route. Draw it

on the plan and that is it.

MR. LANDER: Public hearing, I don't think we need one.

MR. LUCAS: Motion to waive.

MR. PETRO: Do lead agency first.

MR. LUCAS: We don't have to do that.

MR. PETRO: That is right, nothing.

MR. DUBALDI: Motion we waive public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded to waive public hearing for the New Windsor Coach Diner site plan amendment on 351 Windsor Highway. Is there any further discussion? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. PETRO: Fire approval on 4/22/97 and highway approval on 4/18/97.

MR. STENT: Make a motion we grant approval to the New Windsor Coach Diner Amended Site Plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the New Windsor Coach Diner Site Plan amendment at 351 Windsor Highway. Is there any further discussion? If not, roll call.

ROLL CALL

April 23, 1997

21

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/04/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd  
A [Disap, Appr

FOR PROJECT NUMBER: 97-15

NAME: NEW WINDSOR COACH DINER - RENOVATIONS  
APPLICANT: MYLONAS, DIMITRIOS & POPE

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/04/97	PLANS STAMPED	APPROVED
06/04/97	EASEMENT SIGNED	APPROVED
04/23/97	P.B. APPEARANCE . CLASSIFIED AS "TYPE 2 . NECESSARY.	WVE. PH COND APPR ACTION" LEAD AGENCY AND NEG DEC NOT
04/16/97	WORK SESSION APPEARANCE	REVISE & SUBMIT
04/02/97	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/04/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 97-15

NAME: NEW WINDSOR COACH DINER - RENOVATIONS  
APPLICANT: MYLONAS, DIMITRIOS & POPE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	---BAL-DUE
04/17/97	REC. CK. #3604	PAID		750.00	
04/23/97	P.B. ATTY. FEE	CHG	35.00		
04/23/97	P.B. MINUTES	CHG	40.50		
06/04/97	P.B. ENGINEER FEE	CHG	152.70		
06/04/97	RET. TO APPLICANT	CHG	521.80		
		TOTAL:	750.00	750.00	0.00

Gave to L.R.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/23/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-15

NAME: NEW WINDSOR COACH DINER - RENOVATIONS

APPLICANT: MYLONAS, DIMITRIOS & POPE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/18/97		/ /	
ORIG	04/17/97	MUNICIPAL HIGHWAY	04/18/97	APPROVED
ORIG	04/17/97	MUNICIPAL WATER	04/22/97	APPROVED
ORIG	04/17/97	MUNICIPAL SEWER	/ /	
ORIG	04/17/97	MUNICIPAL FIRE	04/22/97	APPROVED



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/04/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-15

NAME: NEW WINDSOR COACH DINER - RENOVATIONS  
APPLICANT: MYLONAS, DIMITRIOS & POPE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/17/97	EAF SUBMITTED	04/17/97	WITH APPLICATION
ORIG	04/17/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/17/97	LEAD AGENCY DECLARED	04/23/97	TYPE 2 ACTION
ORIG	04/17/97	DECLARATION (POS/NEG)	04/23/97	TYPE 2 ACTION
ORIG	04/17/97	PUBLIC HEARING	04/23/97	WAIVED P.H.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/04/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 97-15

NAME: NEW WINDSOR COACH DINER - RENOVATIONS

APPLICANT: MYLONAS, DIMITRIOS & POPE

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	---AMT-PAID	---BAL-DUE
05/16/97	APPROVAL FEE	CHG	100.00		
05/16/97	REC. CK. #3632	PAID		100.00	
		TOTAL:	100.00	100.00	0.00



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

22 May 1997

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

**MEMORANDUM**  
**(VIA FAX)**

**TO:** Myra Mason, Planning Board Secretary

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** NEW WINDSOR COACH DINER SITE PLAN  
NEW WINDSOR PLANNING BOARD NO. 97-15

I have reviewed the plan prepared by Patrick Kennedy, L.S. for the subject project, with revision dated 4/30/97. The plan appears to address the previous engineering comments for the project and it is noted that the frontyard setback is indicated as "existing" and an easement has been provided at the rear of the property to the Town of New Windsor for drainage purposes. I have reviewed the metes and bounds description for the proposed easement and find same acceptable.

By copy of this memorandum, I am providing a copy of the easement description and partial Site Plan to Town Attorney, Phil Crotty, such that he is aware of this easement and can coordinate the proper documents for signature of the property owner as necessary to record the easement.

Please note that this Site Plan does not include any site improvements which would require establishing a site cost estimate. As such, no related construction review fees are necessary.

Based on the above, I believe the plan is acceptable for stamp of approval. I have attached a copy of our final fee printout for the project such that you can close-out the file.

Please contact me if you have any questions regarding the above.

Respectfully submitted,

Mark J. Edsall, P.E.  
Planning Board Engineer  
MJesh

cc: Phil Crotty, Esq. (w/encl)  
Encl.as  
a:nwcoach.sh

Description of Easement  
To be dedicated to  
The Town Of New Windsor  
For Drainage Purposes

All that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York being shown as a 20 foot wide drainage easement to the Town of New Windsor on a map entitled "Amendment to Existing Site Plan-New Windsor Coach Diner - Restaurant", dated April 7, 1997, revised April 30, 1997 and being more particularly bounded and described as follows:

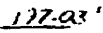
Beginning at a point being the southeasterly corner of lands now or formerly of Dimitrios & Pope Mylonas, said point being South 51 degrees, 47 minutes, 50 seconds East from the easterly line of New York State Route 32, also known as Windsor Highway, thence;

- 1) North 51 degrees, 47 minutes, 50 seconds West for a distance of 20.00 feet along lands now or formerly of the Bank of New York, thence;
- 2) North 38 degrees, 12 minutes, 10 seconds East for a distance of 197.03 feet through lands now or formerly of Mylonas, thence;
- 3) South 30 degrees, 49 minutes, 20 seconds East for a distance of 21.42 feet along lands now or formerly of Kaduk, thence;
- 4) South 38 degrees, 12 minutes, 10 seconds West for a distance of 189.36 feet along lands now or formerly of Prendergast and along lands now or formerly of DiGregorio to the point of beginning.

Containing 3,864 square feet of land.

3)

199



TOTAL P.04

AS OF: 05/22/97

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 97- 15

FOR WORK DONE PRIOR TO: 05/22/97

TASK-NO	REC	--DATE--	TRAN	ENPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
97-15	18552	04/02/97	TIME	MJE	WS VG DINER WS	75.00	0.40	30.00			
97-15	18976	04/16/97	TIME	MJE	WS VG DINER S/P	75.00	0.40	30.00			
97-15	18791	04/23/97	TIME	MCK	CL COACH DINER RVN COMM	28.00	0.50	14.00			
97-15	18982	04/23/97	TIME	MJE	MC NW DINER	75.00	0.40	30.00			
97-15	18988	04/23/97	TIME	MJE	MM SITE PLAN APPL	75.00	0.10	7.50			
97-15	21041	05/22/97	TIME	MJE	MC final plan review	75.00	0.40	30.00			
97-15	21043	05/22/97	TIME	MCK	CL memo final review	28.00	0.40	11.20			
TASK TOTAL								152.70	0.00	0.00	152.70
GRAND TOTAL								152.70	0.00	0.00	152.70

Description of Easement  
To be dedicated to  
The Town Of New Windsor  
For Drainage Purposes

All that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York being shown as a 20 foot wide drainage easement to the Town of New Windsor on a map entitled "Ammendment to Existing Site Plan-New Windsor Coach Diner - Restaurant", dated April 7, 1997, revised April 30, 1997 and being more particularly bounded and described as follows:

Beginning at a point being the southeasterly corner of lands now or formerly of Dimitrios & Pope Mylonas, said point being South 51 degrees, 47 minutes, 50 seconds East from the easterly line of New York State Route 32, also known as Windsor Highway, thence;

- 1) North 51 degrees, 47 minutes, 50 seconds West for a distance of 20.00 feet along lands now or formerly of the Bank of New York, thence;
- 2) North 38 degrees, 12 minutes, 10 seconds East for a distance of 197.03 feet through lands now or formerly of Mylonas, thence;
- 3) South 30 degrees, 49 minutes, 20 seconds East for a distance of 21.42 feet along lands now or formerly of Kaduk, thence;
- 4) South 38 degrees, 12 minutes, 10 seconds West for a distance of 189.36 feet along lands now or formerly of Prendergast and along lands now or formerly of DiGregorio to the point of beginning.

Containing 3,864 square feet of land.

3)



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

L.A. (M) N/A Type 2 action  
P.H. (M) LU 5 days  
(S) LN 0 days  
N.D. (M) N/A Type 2 action  
(S)  
Appe. (M) S 5 days  
(S) LN 0 days

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** NEW WINDSOR COACH DINER SITE PLAN AMENDMENT  
**PROJECT LOCATION:** 351 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 49-BLOCK 1-LOT 1.1 AND 1.2  
**PROJECT NUMBER:** 97-15  
**DATE:** 23 APRIL 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE ADDITION OF A 200 +/-  
SQUARE FOOT ADDITION TO THE FRONT OF THE  
EXISTING RESTAURANT. THE PLAN WAS REVIEWED ON  
A CONCEPT BASIS ONLY.

1. The property is located within the "C" Zoning District of the Town. The bulk information shown on the plan appears correct for the Zone and Use Group. Regarding the "proposed" values, several non-conformances are noted. A note on the plan indicates that variances were granted for lot area, lot width and single side yard in 1981. The plan should also indicate whether variances were granted for front yard setback and maximum building height, or if these were pre-existing non-conforming conditions.

The proposed addition maintains identical setbacks to side yard and front yard to the existing conditions of the building. In effect, this application proposes "squaring-off" the northerly corner of the building. As such, this application will not create, nor make any existing non-conformances. As such, I believe no zoning compliance problem exists.

2. The application form and plan referenced two (2) lots at this site. The Board should understand that Lot 1.2 is the lot involved in this application. The adjoining office building to the north is located on Lot 1.1, which is not proposed for any amendments at this time. It may be beneficial to have the application form corrected by striking-out the reference to Lot 1.1.

*Note on Plan: Existing side entrance to be removed.*  
*Show 20' Easement - Paperwork for easement to be handled at a future date.*



**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** NEW WINDSOR COACH DINER SITE PLAN AMENDMENT  
**PROJECT LOCATION:** 351 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 49-BLOCK 1-LOT 1.1 AND 1.2  
**PROJECT NUMBER:** 97-15  
**DATE:** 23 APRIL 1997

3. The plan provides a parking calculation which confirms that adequate parking spaces are provided for the proposed 150 seats within the restaurant.
4. The Planning Board may wish to obtain an easement from the Applicant along the easterly boundary of the property, for future drainage improvements.
5. Relative to the environmental review of this application, the action would appear to be a Type II action (Item No. 7), for the construction or expansion of a non-residential structure for less than 4,000 square foot of gross floor area. If the Board agrees with this classification, no further SEQRA review is necessary.
6. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan Amendment**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
7. At this time I am aware of no further concerns with this proposed site plan amendment. As such, I believe the application could be considered for conditional final site plan approval, subject to the clarification on the bulk table, correction of the application form and payment of necessary fees.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:NWCOACH.mk



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** NEW WINDSOR COACH DINER SITE PLAN AMENDMENT  
**PROJECT LOCATION:** 351 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 49-BLOCK 1-LOT 1.1 AND 1.2  
**PROJECT NUMBER:** 97-15  
**DATE:** 23 APRIL 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE ADDITION OF A 200 +/-  
SQUARE FOOT ADDITION TO THE FRONT OF THE  
EXISTING RESTAURANT. THE PLAN WAS REVIEWED ON  
A CONCEPT BASIS ONLY.

1. The property is located within the "C" Zoning District of the Town. The bulk information shown on the plan appears correct for the Zone and Use Group. Regarding the "proposed" values, several non-conformances are noted. A note on the plan indicates that variances were granted for lot area, lot width and single side yard in 1981. The plan should also indicate whether variances were granted for front yard setback and maximum building height, or if these were pre-existing non-conforming conditions.

The proposed addition maintains identical setbacks to side yard and front yard to the existing conditions of the building. In effect, this application proposes "squaring-off" the northerly corner of the building. As such, this application will not create, nor make any existing non-conformances. As such, I believe no zoning compliance problem exists.

2. The application form and plan referenced two (2) lots at this site. The Board should understand that Lot 1.2 is the lot involved in this application. The adjoining office building to the north is located on Lot 1.1, which is not proposed for any amendments at this time. It may be beneficial to have the application form corrected by striking-out the reference to Lot 1.1.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** NEW WINDSOR COACH DINER SITE PLAN AMENDMENT  
**PROJECT LOCATION:** 351 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 49-BLOCK 1-LOT 1.1 AND 1.2  
**PROJECT NUMBER:** 97-15  
**DATE:** 23 APRIL 1997

3. The plan provides a parking calculation which confirms that adequate parking spaces are provided for the proposed 150 seats within the restaurant.
4. The Planning Board may wish to obtain an easement from the Applicant along the easterly boundary of the property, for future drainage improvements.
5. Relative to the environmental review of this application, the action would appear to be a Type II action (Item No. 7), for the construction or expansion of a non-residential structure for less than 4,000 square foot of gross floor area. If the Board agrees with this classification, no further SEQRA review is necessary.
6. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan Amendment**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
7. At this time I am aware of no further concerns with this proposed site plan amendment. As such, I believe the application could be considered for conditional final site plan approval, subject to the clarification on the bulk table, correction of the application form and payment of necessary fees.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:NWCOACH.mk



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

APR 18 1997

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97- 15

DATE PLAN RECEIVED: RECEIVED APR 17 1997

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

Dimitrios Mylonas & Pope Mylonas

[Signature] 4/18/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

# MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: New Windsor Coach Diner-Restaurant

Date: 22 April 1997

Planning Board Reference Number: PB-97-15

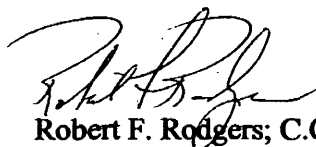
Dated: 17 April 1997

Fire Prevention Reference Number: FPS-97-022

A review of the above referenced subject site plan was conducted on 18 April 1997.

This site plan is acceptable.

Plans Dated: 7 April 1997



Robert F. Rodgers, C.C.A.

RFR/dh



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **97 - 15**

DATE PLAN RECEIVED: **RECEIVED APR 17 1997**

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

New Windsor Coach line \_\_\_\_\_ has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_

If disapproved, please list reason

There is town water feeding this property -  
Notify water for mark-out if necessary -

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

John D. DeMarco 4-22-97  
WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

■ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
■ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 97-15

WORK SESSION DATE: 16 APRIL 97

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor Diner

PROJECT STATUS: NEW x OLD     

REPRESENTATIVE PRESENT: Chris / Jim

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. x  
ENGINEER x  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add add'l exit
- Pkg OK.
- short EAF
- lower \$ 750
- Inc fence at meeting,  
also show drainage easement  
next available after plan

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 97--15  
WORK SESSION DATE: 2 APRIL 97 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full later  
PROJECT NAME: Windsor Coach Diner 5/p  
PROJECT STATUS: NEW > OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Jui  
MUNIC REPS PRESENT: BLDG INSP. around  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

18-20 seats more

May 86 Kennedy plan revised 12/18/86

132 seats 44 pk spaces req'd 69 provided  
54 on property (add'l in row along 32)

Wants +20 seats i. 155 +/- 52 req'd OK

+ need 5/p showing addition and new pk calc  
- add exit door & steps on right side  
- add HT FAN & provided to B-H table

4MJES1 fbwefrm





# TOWN OF NEW WINDSOR

RECEIVED APR 17 1995

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg. \_\_\_\_\_ Site Plan ☒ Spec. Permit \_\_\_\_\_

1. Name of Project Renovations -
2. Name of Applicant Dimitrios + Pope Mylonas Phone (914) 562-9050  
Address 41 KEATS DR. NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record Dimitrios + Pope Mylonas Phone (914) 562-9050  
Boulers  
Address 351 RT 32 NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Patrick T. Kennedy  
Address 5. Riverview Ave. New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney DANIEL Bloom Phone 561-6920  
Address RT 94 New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Chris Mylonas (son) Phone 562-9050  
(Name)
7. Project Location: On the EAST side of NYS Rte 32  
400+ feet north of Foece Hill Rd.  
(direction) (street)
8. Project Data: Acreage of Parcel 36.7235 Zone C,  
School Dist. N.Y. / Newburgh
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_\_\_ N D

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 49 Block 1 Lot 1.1 + 1.2

11. General Description of Project: Square off Building with New addition in front. Remodel Diner and install New Handy Cap Rest Rooms.

12. Has the Zoning Board of Appeals granted any variances for this property? ☒ yes ☐ no.

13. Has a Special Permit previously been granted for this property? ☐ yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

17 day of April 1997

X [Signature]  
Applicant's Signature

Mary Ann Hotaling  
Notary Public

MARY ANN HOTALING  
Notary Public, State of New York  
No. 01H05062877  
Qualified in Orange County  
Commission Expires July 8, 1998

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED APR 17 1997  
Date Application Received

97 - 15  
Application Number

97 - 15  
RECEIVED APR 17 1997

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |  |
|--|--|
| 1. <del>XX</del> Site Plan Title                 | 29. <del>—</del> Curbing Locations                       |
| 2. <del>XX</del> Applicant's Name(s)             | 30. <del>—</del> Curbing Through Section                 |
| 3. <del>XX</del> Applicant's Address(es)         | 31. <del>—</del> Catch Basin Locations                   |
| 4. <del>XX</del> Site Plan Preparer's Name       | 32. <del>—</del> Catch Basin Through Section             |
| 5. <del>XX</del> Site Plan Preparer's Address    | 33. <del>—</del> Storm Drainage                          |
| 6. <del>XX</del> Drawing Date                    | 34. <del>—</del> Refuse Storage                          |
| 7. <del>XX</del> Revision Dates                  | 35. <del>—</del> Other Outdoor Storage                   |
| 8. <del>XX</del> Area Map Inset                  | 36. <del>—</del> Water Supply                            |
| 9. <del>XX</del> Site Designation                | 37. <del>—</del> Sanitary Disposal System                |
| 10. <del>XX</del> Properties Within 500' of Site | 38. <del>—</del> Fire Hydrants                           |
| 11. <del>XX</del> Property Owners (Item #10)     | 39. <del>XX</del> Building Locations                     |
| 12. <del>XX</del> Plot Plan                      | 40. <del>XX</del> Building Setbacks                      |
| 13. <del>XX</del> Scale (1" = 50' or lesser)     | 41. <del>XX</del> Front Building Elevations              |
| 14. <del>XX</del> Metes and Bounds               | 42. <del>—</del> Divisions of Occupancy                  |
| 15. <del>XX</del> Zoning Designation             | 43. <del>—</del> Sign Details                            |
| 16. <del>XX</del> North Arrow                    | 44. <del>XX</del> Bulk Table Inset                       |
| 17. <del>XX</del> Abutting Property Owners       | 45. <del>XX</del> Property Area (Nearest<br>100 sq. ft.) |
| 18. <del>XX</del> Existing Building Locations    | 46. <del>XX</del> Building Coverage (sq. ft.)            |
| 19. <del>XX</del> Existing Paved Areas           | 47. <del>XX</del> Building Coverage (% of<br>Total Area) |
| 20. <del>XX</del> Existing Vegetation            | 48. <del>—</del> Pavement Coverage (sq. ft.)             |
| 21. <del>XX</del> Existing Access & Egress       | 49. <del>—</del> Pavement Coverage (% of<br>Total Area)  |
| <u>PROPOSED IMPROVEMENTS</u>                     |  |
| 22. <del>—</del> Landscaping                     | 50. <del>—</del> Open Space (sq. ft.)                    |
| 23. <del>—</del> Exterior Lighting               | 51. <del>—</del> Open Space (% of Total Area)            |
| 24. <del>—</del> Screening                       | 52. <del>XX</del> No. of Parking Spaces Prop.            |
| 25. <del>—</del> Access & Egress                 | 53. <del>XX</del> No. of Parking Spaces Req.             |
| 26. <del>—</del> Parking Areas                   |  |
| 27. <del>—</del> Loading Areas                   |  |
| 28. <del>—</del> Paving Details<br>(Items 25-27) |  |

RECEIVED APR 17 1997

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NO Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. NO A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By:   
\_\_\_\_\_  
Licensed Professional

Date: 4-16-97

97-15

SEQR

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

RECEIVED APR 17 1997

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <i>Dimitrios + Pope MYLONAS</i>	2. PROJECT NAME <i>Remodel</i>
3. PROJECT LOCATION: Municipality <i>351 RT. 32. NEW WINDSOR N.Y.</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <i>351 RT. 32 NEW WINDSOR N.Y.</i> <i>EAST SIDE of NYS RTE 32, 400't north of Forge Hill Road</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>NEW ADDITION in front for lounge.</i> <i>Renovate Rest Rooms - Handy Capt.</i> <i>Remodel interior of Diner</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>36,723 SF</i> acres, Ultimately <i>36,723 SF</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>Town of New Windsor Planning Board</i> <i>Site Plan Approval</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>DIMITRIOS MYLONAS</i>	Date: <i>4/17/92</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.127** If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67** If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date